CITY AND SUBURBAN REAL ESTATE NEWS

AS INDUSTRIAL CENTRE The Brixton Construction Company has sold the nine story apartment

With 123,000 Wage Earners.

Merchants' Association Investigator Finds the Borough Has Bright Future.

Dr. E. E. Pratt, who came to New York recently to become the manager of the industrial bureau of the Merchants Association, has made a survey of the inas a first step toward active cooperation with manufacturers to get as many as possible to locate in this city. Dr. Pratt's reports on his observations contain many data that are of interest to local real estate brokers and operators. In his first article on the subject printed in the Merchants Association publication he deals with the industrial side of the borough of Brooklyn. He says in part

"Since 1880 the population of Brooklyn has almost trebled; it has increased from 599,000 to 1,634,000-a much more rapid increase than the population in Manhattan. He who thinks, however, that the prosperity of Brooklyn is dependent on that of Manhattan and that Brooklyn is only a suburban annex of the central city is being rapidly disillusioned. The industrial interests of Brooklyn are already tremendous and are rapidly increasing.

The census of manufactures credits factured products in 1910 a grand total of \$417,220,000. This sum is greater than the value of the products in any other community in the United States with the exception of Manhattan, Philadelphia and Chicago. There are over 123,000 wage earners employed in the factories earners employed in the factories of block bounded by Fordham road, 193d erect Brooklyn, a number larger than either street. Webster and Decatur avenues. Boston, Pittsburg, Cleveland or St. Louis

"These facts rank Brooklyn among the first four industrial cities in the country. To obtain this rank the number of COSTER STREET.—Nicholas Lopard men and women employed in factories has increased between 1899 and 1909 about 40 per cent. During the same period the value of the manufactured products in Brooklyn increased about 33 per cent

"The variety of the industries of Brook-lyn is specially noteworthy. It does not greatly predominate in a single industry. as is the case in Manhattan. Chief of facture of metals in various forms—
machinery, metal ware, fixtures and other metal products. Following close upon it are the manufactures of chemicel of metals in various forms—
machinery, metal ware, fixtures and other metal products. Following close upon it are the manufactures of chemicel of metals in various forms—
The facture of metals in various forms icals, clothing, hosiery, knit goods, paints varnishes, beer and liquors, wooden

BROKERAGE NOTES.

Frank J. Riley was the broker in the recent sale of nine lots fronting on Prescott and Seaman avenues, located just south of 204th street, for Mayor Ernest C. Hinck of Montelair to Laura Bayles.
Title passed on Friday, Mayor Hinck took in exphance a residence or South took in exchange a residence on Mountain avenue, Montclair, N. J

BUILDING AT WYKAGYL PARK. K. Lovane has broken ground for a se at Wykazyl Park, on the three acre of recently sold by Joseph P. Day. Thouse, it is understood, will be of the dish half timber type and will be located that half timber type and will be located that the country to the hill, fronting both Oyerlook road and Wellington drive.

BROOKLYN GROWING FAST SALE OF BRIXTON APARTMENT.

house known as the Brixton, at 214 to 320 West Eighty-seventh street, on Now Ranks Fourth in Country plot 80x100.8, between West End ave nue and Riverside Drive. It was held

The site was purchased by the construction company, of which Edwin S. Brickner is president, to June, 1911, from I. Randolph Jacobs, who accumu-CHANGES PLANNED lated the plot from various owners. The house was completed on October

OTHER SALES IN MANHATTAN.

COLUMBUS AVENUE. Islder H. Kempner, as president of the New Amsterdam Realty Company and the estate of Nathan Kempner, have sold the southeast corner of Columbus avenue and 101st street, a five story flat with store on lot 25x75. The operty has been leased for the last en years at \$4,100 a year.

WEST 184TH STREET. Daniel H. Renton & Co. have sold for the De Ruyter-Van Orden Corporation the five story apartment house at 511 West 184th street, on plot 50x99.11, located between Amsterdam and Audubon avenues. The buyer is an

WEST 16TH STREET. Henry Brady has sold for P. G. Tighe to the Pub-lic Service Realty and Mortgage Company the five story tenement with store at 429 West Sixteenth street, on lot 25x92. Last month the buyers secured 417 and 419 In the same block.

BRONX BUYER MAY BUILD.

Henry F. Kell has bought from Jane Kenn 2543 and 2545 Webster aveane two two story tenements, on plot 0x77.7, extending through to Decatur enue, located 258.7 feet south of 193d street. Mr. Kell recently acquired the adjoining property to the north, extending to 193d street. The combined plot measures 213.6 feet on Webster avenue, 108.11 feet on 1934 street, 296.7 feet on Decatur avenue and 71.7 feet on its southerly line, and comprises the stream of the triangular shaped-block bounded by Fordham road, 193d residence there for is is said that the buyer will improve the property with apartment houses.

SALE OF BRONN DWELLING.

has sold for the Coster Realty Com- ing his has sold for the Coster Realty Com- J. Kaitdwelling at 665 Coster street to J.

SALES IN BROOKLYN.

Meyer Levenson has resold for A. A.

FRANKLIN STREET BUYER.

varnishes, beer and liquors, wooden | Dr. John B. Corsiglia is the buyer products, tobacco, cordage, twine and of the tenement at and 12 Franklin

Attractive Houses at Park Hill Find Buyers



New Stucco House Bought By H Huston Hiers

the plot immediately west of his residence on Hillcrest avenue. John P. Martin has

STEWART BUILDING TROUBLES.

Referee in Foreclosure Reports Amount Due at \$3,838.021.

ton against Felix Isman to foreclose a mortgage on the Stewart Building, a 280 Broadway, filed his report in the Supreme Court yesterday. The referee computed the amount due and found

located directly on the waterfront the transportation facilities of Brooklyn have not been a great asset. Few manufacturers have direct track connections and the others have found it accessary to truck their products long distances to terminals.

With the improvements either products or actually under way Brooklyn waterfront is will very soon be much better situated as regards transportation facilities than Manhatian. The Brooklyn waterfront is developing with great rapidity and is furnishing manufacturers with the most modern facilities which New York has to offer.

New Hospital Planacal for the George C. Granam Construction facilities of \$40,000.

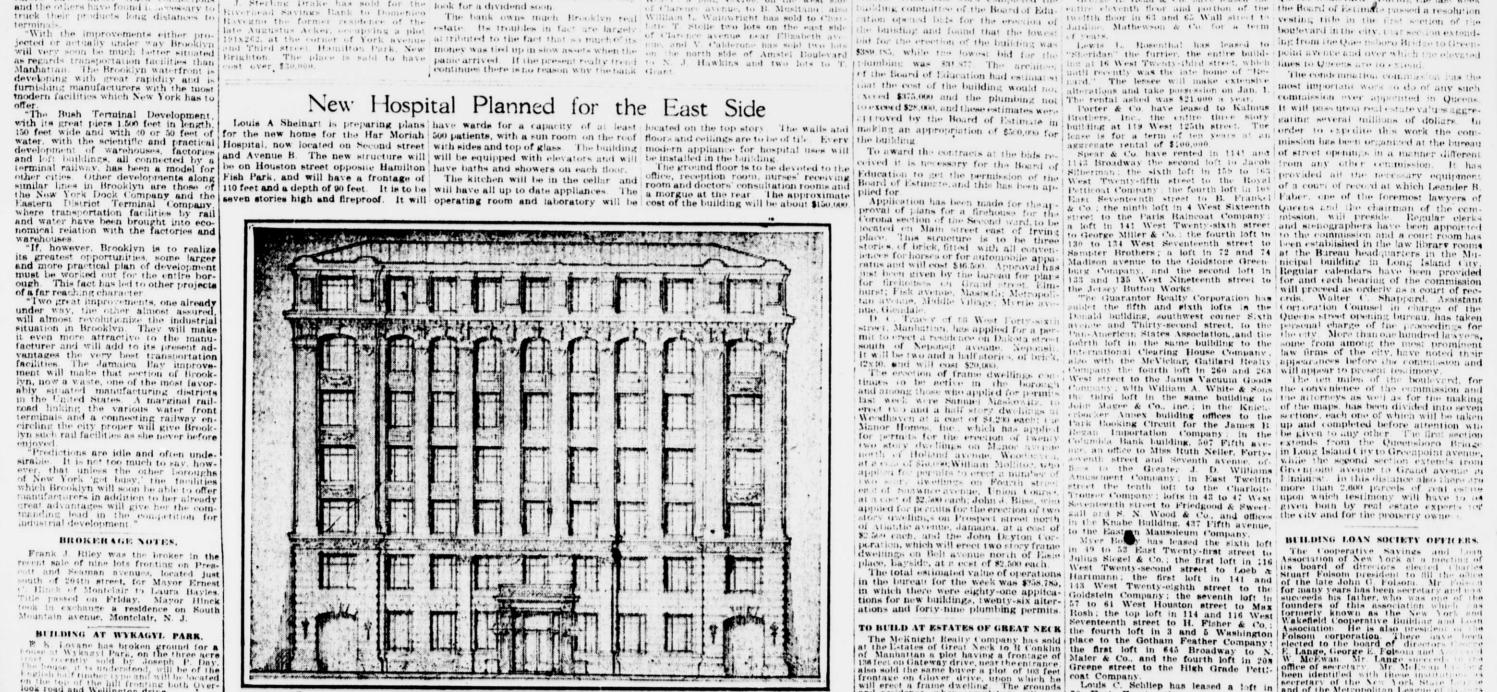
STATEN ISLAND PLACE SOLD.

A. Sterling Drake has sold for the Riverhead Savines Bank to Domenico Ravegno the former residence of the Riverhead Savines Bank to Domenico Ravegno the former residence of the Riverhead Savines Bank to Domenico Ravegno the former residence of the Riverhead Savines Bank to Domenico Ravegno the former residence of the Riverhead Savines Bank to Domenico Ravegno the former residence of the Riverhead Savines Bank to Domenico Ravegno the former residence of the Riverhead Savines Bonk to Domenico Ravegno the former residence of the Riverhead Soon.

The bank owns much Brooklyn real related to the fact that so much of the following sales at Somerville Results Connections and if fair prices continue the 23 cm depositors may look for a dividend soon.

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The bank owns much Brooklyn real related to the fact that so much grant and fair in charge of the matter had of Clarence avenue, to M. Keary is plot, 40x100, on the east side of Clarence ave



THE CO. to Have a Department for CONCRETE COLUMN IN

Examining Structures.

Things are not always what they are supposed to be, and nowadays it has come to be quite the general rule to demand evidence or a guarantee that we are getting our money's worth in our purchases. This spirit, however, has not yet made itself felt to any appreciable extent in the building world, says the Title Insurance News. Some persons are inclined to think that a building is a building and that if it looks all right it is all right, and that there is a standard of building construction. But this is far from the truth even in New York city, where the building restrictions are high.

The cost of two similar buildings put up under the same city regulations may vary as much as 10 per cent, or even 20 per cent. Of course, this would not be true in case two similar buildings were erected at the same time, both under the supervision of competent architects who insisted on their employers getting what hey paid for and expected to get.

On the other hand, with men who build the commission for the revision of the

On the other hand, with men who build merely to sell, the usual method is to skimp and save as much as possible and still squeeze through the city inspection.

That many persons buying real estate are deceived as to its real quality is cause for much complaint, and is a condition detrimental to those who carry on the business in a legitimate way.

As title companies now work with capable brokers in securing appraisals and surveyors to secure accurate boundaries, so it could work with architects in the matter of inspection and certification as be limited and should not attempt to re-place the local ordinance entirely. The abolition of the local department certainly. would be unwise and contrary to the interests of real estate owners, builderand architects. was made under the auspices of the National Association of Cement Users during the convention in the new 10,000,000 pound

testing machine at the bureau of standards. The column that was tested consisted of a concrete mixture in the proportions of one part cement, two parts and and four parts crushed stone roon forced by seven one and one-sixteenth inch round vertical rods and a nellx of oneforced by seven one and one-sixteenth inch round vertical rods and a nell x of one-half inch wire having a pirch of three inches. The column was 16 feet burg and had a diameter of twenty-seven inches within the helical reenforcement and an outside diameter of thirty inches, thus giving an inch and a half covering for the wire reenforcement. The first evidence of any stress on the column appeared when a load of 1,300,000, counds, or 2,750 pounds a square inch, was put on the column. The outer covering of concrete started to spall off at that time and continued to do so until the load had been increased about 500,000 pounds more. Complete failure occurred when the load had reached 1,950,000 pounds, or a load of 3,400 pounds a square inch. Just before this load had been reached the wire helix broke near the top of the column and the vertical reenforcement began to buckle near the top and the whole column bulged until it was about six inches out of line. Considering that the column was enty twenty-five days old when tested this is a very satisfactory showing.

Supt. Miller was also much interested in the undermining work now in progress in Pittsburg in connection with the municipal improvement known as the "humo removal." This work consists of the cutting down in the densely built business section of a little over two miles of street within an area approximately equal to

An interesting test of a concrete column

MILLION POUND TEST

Interesting Experiment Seen in

Pittsburg by Superin-

tendent Miller.

Office Structures Supported by

Underpinning While Street

Are Lowered.

While attending the recent convent-

of the National Association of Cemer

Users at Pittsburg, Pa., Supt. Rudol.

of Edward Stotz and his associates

P. Miller was the guest at the Union Clu-

STILTS

BUILDINGS ON

Island City, where title is being acquired to the land necessary for the proposed to the plats for the new Finshing high school. With this work completed the building committee of the Board of Education opened bits for the erection of the building and found that the lowest

the examination and given their approval to the plans for the new Flushing high the building and found that the lowest of years.

Colonial

COMMERCIAL LEASES.

appined for permits for the erection of two story owellings on Prospect street north of Atlantic avenue, Jamanca, at a cost of \$2.500 cach, and the John Dayton Corporation, which will erect two story frame dwellings on Bell avenue north of Essie place, bayside, at a cost of \$2.500 cach.

The total estimated value of operations in the bureau for the week was \$35.780. The total estimated value of operations in which there were eighty-one applications for new buildings, twenty-six alterations and forty-nine plumbing permits.

TO BUILD AT ESTATES OF GREAT NECK

The McKnight Reality Company has sold at the Estates of Great Neck to R Conkin of Manhattan a plot having a frontage of 136 feet on Gateway drive, near the entrance, also sold the same buver a plot of 103 feet frontage on Glover drive, upon which he will erect a frame dwelling. The grounds and residence, when completed, will cost sand residence, when completed, will cost approximately \$19,000.